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Proposal For The Santa Rita Replacement Facility For Alameda County

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JUSTICE SYSTEMS, INC.

348 Peachtree Street, Suite 3A Atlanta, Georgia 30308 (404) 577-3184

May 25, 1983

Mel Hing
County Administrator
Alameda County
1221 Oak Street
Suite 555
Oakland, California 94612

Dear Mr. Hing:

We are pleased to submit our response to Alameda County's Request for Proposal and to confirm our interest in the design of the Santa Rita Jail replacement facility.

Our proposal is a pre-designed detention facility developed by Justice Systems, Inc. The Justice Systems, Inc. prototype will provide Alameda County with a faster and more economical alternative than traditional facility design and construction. Our facility can be built in 31 months for less than \$60,000,000.

The prototype exceeds the requirements presented in the architectural program. It can be customized to meet the particular needs of Alameda County in terms of security, programming or support. The design is flexible enough to accommodate changes in the detention population over the next 30 to 40 years and can be easily expanded to house an additional 500 inmates.

The Justice Systems team can provide contract documents via the conventional method or can offer a number of other alternatives; design/build, lease/purchase, construction management, etc. We are willing to explore each of these options in detail and to assist the County with the most advantageous selection.

Mel Hing
May 25, 1983

We know that our professional team can provide superior criminal justice services to Alameda County. Our representatives are knowledgeable and experienced with similar projects across the country. It is our intent to address the unique Alameda situation through the significant participation of a local architect on the Justice Systems team. The details of this arrangement have not been finalized and will await further direction from the County.

We have included a reference list of persons who are familiar with our firm and the prototype. We urge you to contact each of them for their individual opinions and information.

We appreciate the opportunity to serve Alameda County on this project. We stand ready to provide any further information which may be required and to appear personally to present this proposal.

Sincerely,

A handwritten signature in dark ink, appearing to read "Sally S. Rosser". The signature is fluid and cursive, with the first name "Sally" being more prominent.

Sally S. Rosser
Vice President

SSR/so
Enclosure

PROPOSAL FOR
SANTA RITA JAIL REPLACEMENT FACILITY
ALAMEDA COUNTY, CALIFORNIA

Submitted By:

Justice Systems, Inc.
Rosser White Hobbs Davidson
McClellan Kelly, Inc.
May 25, 1983

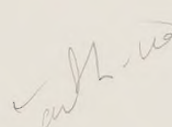


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ALAMEDA COUNTY, CALIFORNIA

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LOCATIONAL SITE PLAN

The Locational Site Plan is presented on Board 1. The proposed facility easily fits within the dimensions of the County's Request for Proposal site diagram. The proposed buildings will occupy approximately 75 acres with access provided from the south, east and west.

Expansion units have been planned on the north side of the property to create the least amount of operational interruption during future construction.

While site grading costs could be significantly reduced if the entire facility was moved to the south, final location cannot be determined until a topographical survey, grading/soil conditions and utility evaluation have been completed.

SITE PLAN

The Santa Rita Jail Replacement Facility has been planned to occupy approximately 100 acres and is shown on Board 2. The security perimeter is a combination of buildings and fence system with a road around the perimeter. The majority of the components are housed within the secure perimeter. The Central Plant, Fire Station, Garage, and Administration Building are outside the perimeter to allow easy access to public and vehicular traffic.

The 1464 bed detention facility has been sited to achieve separation of the operational units. The four units are placed on the corners of the site and are linked together by the Central Core Facilities that provide support to each unit. The four units that make up the facility are:

480 Bed Maximum/Medium	- S.W. Corner
480 Bed Medium/Minimum	- S.E. Corner
312 Bed Minimum	- N.W. Corner
192 Bed Women	- N.E. Corner

The facility is designed on two levels. The second level is outside the secure perimeter (except in housing). Public traffic is restricted to the second level. The first floor is inmate and staff activity and circulation space. This level is within the secure perimeter. By restricting the levels to either inmate or public usage we have eliminated the problems that crossed traffic patterns create.

The public can enter the facility from three directions; south, east or west. The south entrance feeds both the Maximum/Medium and Medium/Minimum Units. Once inside the Administration Building the public can be easily directed to the appropriate unit. We have consolidated these entry points in order to minimize public access to the higher security units.

The west entrance provides access directly to the Minimum Unit. The public reports directly to Unit Administration and proceeds to visitation.

The east entrance allows access to the Women's Unit. As is the case in the Minimum Unit, each visitor reports to Unit Administration for clearance and then moves to the visitation areas.

All public traffic is restricted to the Unit Administration and visitation areas only. Consequently, visitors never actually breach the security perimeter of the facility.

SITE PLAN

Inmates and supplies enter the facility from the north side of the property through a vehicular sallyport. This sallyport is controlled by the officer's station in the booking area. This station also visually supervises the loading docks that serve kitchen, laundry and supply delivery. In addition, the Booking Officer's Station controls movement to and from Booking, Court Holding and Emergency Vehicles.

Inmates arriving at the facility are taken through the vehicular sallyport to Booking where they are processed. Those who will remain in the facility are taken to the assigned housing unit via the inmate corridors.

Food and laundry are centrally processed and distributed to the housing pods via the inmate corridor system. Food is prepared, served on trays, and taken to the dayrooms in the housing pods.

The initial medical contact occurs during the Booking process. Subsequent health contacts occur within the housing pods during daily sick call. If treatment or further evaluation is required appropriate facilities including infirmary care are available in the central health services component. Inmates requiring treatment are taken to the health services section via the inmate corridor system.

A gymnasium/multipurpose area is provided in the Core Facilities. This area will be used primarily by the Minimum Unit but secure access has been provided to all Units.

DESIGN

The design of the individual units is in response to four major factors:

- 1) Safety - Staff and inmates must be protected from abuse and assault.
- 2) Security - The facility must provide controlled movement of inmates with complete visual supervision by staff of all inmate areas.
- 3) Flexibility - The facility must meet current county requirements and must be flexible enough in design to meet the changing requirements of tomorrow. These may include changes in the population characteristics, security classifications, inmate numbers, or in the availability of programs.
- 4) Staff Efficiency - The facility must increase the efficiency of the staff by reducing inmate movement, enhancing visibility and appropriate loading of each post.

The floor plan of a three pod unit is presented on Boards 3,4,5,6 and 7. Each board is color-coded to graphically describe the circulation patterns of inmate and public traffic.

Board 3 shows the entire second level. The public enters the facility in the Administration Unit and proceeds to the housing pods for visitation. Contact and non-contact visitation as well as attorney booths are available in any combination. Public traffic is regulated and visually supervised by one of the two control stations in the corridors. Inmate access to visitation is managed by the officer in each housing pod. No inmate or visitor has to be escorted by security personnel to the visitation area.

Board 4 shows the inmate level of the facility. The center of the pod is an officer's station at the second level with a sallyport directly beneath, visible and controlled by the officer's station. The inmate housing pods provide 96 single cells divided into groupings of 16 (except in Minimum Security).

DESIGN

Each group of 16 has 2 showers and a dayroom that is completely separated from the next group. The central officer can see and control every cell door (96), every shower door (12), and all dayroom areas, as well as the access doors to the housing pod itself. For all but the Minimum Unit, housing is single occupancy. In the Minimum Unit the same basic housing configuration remains with interior walls and plumbing chases removed to provide dormitory space. In each group of 16, two single cells remain unchanged, two single cells have been converted to toilet facilities, and the remaining six are converted to dorm space for eight inmates. In the event the population changes and single occupancy is required, partitions and chases can be added at minimal cost.

In addition, an outdoor recreation area is provided in each pod. This area is surrounded by building (18') and is covered by a security screen. The housing officer can visually supervise and control access to these outdoor areas.

Located below the visiting area are sick call, commissary, warehouse, and counseling rooms. The housing officer can supervise and control ingress and egress to these areas as well.

Board 5 shows in detail the Administration Component for each unit. Additional administrative space is provided on the first floor.

In each unit a number of spaces are required that have been called collectively Support Services. Board 6 is a sample of one of these spaces, specifically, the Women's Unit. Each unit has space requirements that differ in size and function. In Maximum/Medium this area is used for holding cells and classroom support space. In the Women's Unit this area is used for classrooms, support space, hairdressing, etc. The purpose of Board 6 is to graphically illustrate how and where we would include these functions. Regardless of the specific areas, they will be visually supervised and controlled by one of the corridor officer stations and have access from the inmate corridor.

DESIGN

Board 7 is a detail of an individual inmate room with dimensions and fixture placement details. Chase access is provided from outside the cell to facilitate prompt response in emergencies and routine maintenance. The windows include a fixed glass panel and a secure operable panel for natural ventilation. Exterior wall construction is reinforced, pre-cast or cast-in-place concrete. All security areas have interior walls of filled concrete block. Specifications are available on all areas if required.

ARCHITECTURAL PROGRAM COMPARISON

Alameda County has issued a Program Requirements Document for the Replacement Facility for the Santa Rita Jail. In order to facilitate review of our proposal we have listed these Program Requirements by Unit as stated in the County's document and have indicated the space allocated for that function in our submittal. In addition, we have identified the general location of that space in our design.

The program comparison uses net square footage requirements only. The County's architectural program efficiency factor was not consistent with that of our prototype which precluded the use of gross square feet. All estimates are, however, based on the actual gross square feet of our facility.

The program requires 672 maximum/medium beds and 288 medium/minimum beds. We have sited these beds in two equal groupings of 480 beds each. However, these components can be reconfigured if necessary. Program comparison is simplified by combining the architectural program requirements for the 288 and 672 bed units and combining our space allocations for the two 480 bed units. These units are entirely separate on the site.

All of the programmatic requirements have been met and in many cases substantially exceeded.

UNIT: WOMEN'S

COMPONENT: ADMINISTRATION/PUBLIC

Area Description	Program Requirement	J.S.I. Submittal	Location
Executive Administration			
Unit Manager	180	185	Admin
Executive Secretary	120	185	Admin
Files, Storage, Work	250	144	Admin
Conference	250	230	Admin
Report Prep Room	120	168	Admin
Office	Not Required	185	Admin
Staff Toilet	Not Required	100	Admin
Reception	Not Required	106	Admin
Public Visitation			
Public Lobby	260	389	Admin
Sallyport/Obs.Control	120	242	Admin
Indoor Visiting	2,340	1,400*	Housing
Resident Search	100	96	Housing
Secure Visiting	960	978	Housing
Public Toilets	0	220	Admin
Total	4,700	4,628	

*Indoor contact visiting can easily be expanded over remaining roof area yielding a net square footage in excess of program requirements.

UNIT: WOMEN'S

COMPONENT: CUSTODY/ADMINISTRATION

Area Description	Program Requirement	J.S.I. Submittal	Location
Control/Communication Ctr.	250	196	Admin
Lounge/Briefing	250	968	Support
Lockers	500	448	Admin
Showers/Sink	40	80	Admin
Toilets	0	0	Admin
Court Dress/Holding	200	699	Support
Total	1,240	2,391	

UNIT: WOMEN'S (COMBINED DORM AND SINGLE OCC. POPULATION OF 192)

COMPONENT: RESIDENTIAL

Area Description	Program Requirement	J.S.I. Submittal	Location
Residential Rooms (Single & Dorm)	15,360	15,744	Housing
Showers	500	768	Housing
Counseling	650	384	Housing
Laundry	100	In storage	Housing
Multi-purpose/Classroom	1,440	1,353	Housing
Dayroom	6,720	27,756	Housing
Storage	286	2,790	Housing
Learning/Lab	250	In visiting	Housing
Control/Toilet	260	1,538	Housing
Janitor's Closet	80	112	Housing
Hobby Area	250	In visiting	Housing
Local Sick Call	240	192	Housing
Dining	3,280	In dayroom	Housing
Total	29,416	50,637	

The Alameda County program requires:	80 sq.ft. per inmate room
	1 shower per 12 inmates
The J.S.I. submittal provides:	82 sq.ft. per inmate room
	1 shower per 8 inmates

UNIT: WOMEN'S

COMPONENT: PROGRAM RESOURCE CENTER

Area Description	Program Requirement	J.S.I. Submittal	Location
Library	300	300	Support
Law Library	1,000	1,000	Support
Classrooms	1,600	1,600	Support
Multipurpose	700	700	Support
Offices	240	240	Support
Support	500	500	Support
Satellite Inmate Services	120	133	Support
Auxilliary Services			
Hairdressing	250	250	Housing
Commissary	300	292*	Housing
Sewing Area	80	80	Housing
Total	5,090	5,095	

* Additional storage space is available in the warehouse area of each housing unit.

UNIT: MINIMUM

COMPONENT: ADMINISTRATION/PUBLIC

Area Description	Program Requirement	J.S.I. Submittal	Location
Executive Administration			
Unit Manager	180	185	Admin
Executive Secretary	120	185	Admin
Files, Storage, Work	250	144	Admin
Conference	250	230	Admin
Report Prep Room	120	168	Admin
Office	Not Required	185	Admin
Staff Toilet	Not Required	100	Admin
Reception	Not Required	106	Admin
Public Visitation			
Public Lobby	100	389	Admin
Sallyport/Control	120	242	Admin
Resident Check Point	100	96	Admin
Public Toilets	Not Required	220	Admin
Indoor Visiting	Not Required	3,547	Housing
Total	1,240	5,797	

UNIT: MINIMUM

COMPONENT: CUSTODY/ADMINISTRATION

Area Description	Program Requirement	J.S.I. Submittal	Location
Control/Communication Ctr.	250	196	Admin
Lounge/Briefing	250	968	Support
Lockers	300	448	Admin
Showers/Sink	40	80	Admin
Toilets	0	0	Admin
Total	840	1,692	

UNIT: MINIMUM

COMPONENT: RESIDENTIAL:(PROGRAM REQUIRES 24 SINGLE, 288 DORM,
SUBMITTAL 36 SINGLE, 288 DORM)

Area Description	Program Requirement	J.S.I. Submittal	Location
Dormitories	23,040	23,040	Housing
Single Rooms	1,920	2,952	Housing
Showers	1,375	1,375	Housing
Counseling	700	576	Housing
Laundry	175	In Storage	Housing
Multipurpose	2,160	2,910	Housing
Dayroom	10,920	41,634	Housing
Storage	280	4,185	Housing
Control/Toilet	320	2,307	Housing
Janitor's Closet	140	168	Housing
Local Sick Call	480	288	Housing
Dining	5,330	In Dayroom	Housing
Total	46,840	79,435	

The Alameda County program requires: 80 sq.ft. per inmate dorm
12 inmates in each dorm
1 shower per 12 inmates

The J.S.I. submittal provides: 80 sq.ft. per inmate dorm
8 inmates in each dorm
1 shower per 8 inmates

UNIT: MINIMUM

COMPONENT: PROGRAM RESOURCE CENTER

Area Description	Program Requirement	J.S.I. Submittal	Location
Classrooms	2,100	2,100	Support
Offices	140	140	Support
Support	500	500	Support
Satellite Inmate Services	120	133	Support
Auxilliary Services			
Barber	125	96	Housing
Commissary	500	292*	Housing
Library	Not Required	1,300	Support
 Total	 3,485	 4,561	

* Additional storage space is available in the warehouse area of each housing unit.

UNIT: MEDIUM/MINIMUM AND MAXIMUM/MEDIUM (TOTAL 960)

COMPONENT: ADMINISTRATION/PUBLIC

Area Description	Program Requirement	J.S.I. Submittal	Location
Executive Administration			
Lieutenant	200	185	Admin
Unit Managers (2)	360	370	Admin
Executive Secretaries (2)	240	740	Admin
Files, Storage, Work (2)	500	288	Admin
Conference (2)	500	460	Admin
Report Prep Room (2)	240	336	Admin
Office	Not Required	185	Admin
Staff Toilet	Not Required	200	Admin
Reception Area	Not Required	212	Admin
Public Visitation			
Lobby (2)	910	778	Admin
Sallyport/Control (2)	240	484	Admin
Visiting (2)	9,600	11,890	Housing
Resident Search (2)	300	960	Housing
Public Toilets	Not Required	440	
Total	13,090	17,528	

UNIT: MEDIUM/MINIMUM AND MAXIMUM/MEDIUM (TOTAL 960)

COMPONENT: CUSTODY ADMINISTRATION

Area Description	Program Requirement	J.S.I. Submittal	Location
Control/Communication Ctr.(2)	550	196	Admin
Lounge/Briefing (2)	600	1,936	Support
Lockers (2)	1,250	896	Admin
Showers/Sink (2)	120	160	Admin
Toilets	0	0	Admin
Court Dress Out	720	In Housing	Support
Holding Cell	1,280	1,298	Support
Special	100	100	Support
Clothing Storage	1,100	In Storage	Housing
Bus Sallyport	2,400	2,400	Admin
Total	8,120	6,986	

UNIT: MEDIUM/MINIMUM AND MAXIMUM/MEDIUM (TOTAL 960)

COMPONENT: RESIDENTIAL

Area Description	Program Requirement	J.S.I. Submittal	Location
Residential Rooms	76,800	78,720	Housing
Showers/Drying	2,080	3,840	Housing
Counseling	3,700	1,920	Housing
Laundry	513	In Storage	Housing
Multipurpose	7,380	14,440	Housing
Dayroom	33,600	138,780	Housing
Storage	1,595	13,950	Housing
Learning Lab	1,600	In Visit	Housing
Control	1,480	7,690	Housing
Janitor's Closet	410	560	Housing
Hobby Area	1,650	In Visit	Housing
Local Sick Call	1,250	960	Housing
Dining	16,200	In Dayroom	Housing
Total	148,258	260,860	

The Alameda County program requires: 80 sq.ft. per inmate room
1 shower per 12 inmates

The J.S.I. submittal provides: 82 sq.ft. per inmate room
1 shower per 8 inmates

UNIT: MEDIUM/MINIMUM AND MAXIMUM/MEDIUM (960 TOTAL)

COMPONENT: PROGRAM RESOURCE CENTER

Area Description	Program Requirement	J.S.I. Submittal	Location
Classrooms	1,400	1,400	Support
Offices	420	420	Support
Support	1,000	1,000	Support
Satellite Inmate Services	240	266	Support
Auxilliary Services			
Barber	125	In Housing	Housing
Commissary	1,100	730*	Housing
Library	Not Required	1,300	Support
Total	4,285	5,116	

* Additional storage space is available in the warehouse area of each housing unit.

SECURITY STAFF

A security staff requirement matrix has been included for each unit. For purposes of this proposal we have assumed an inmate population that is categorized as follows:

480 Maximum Security

480 Medium Security

312 Minimum Security

192 Female (Maximum,
Medium and Minimum)

The number of security personnel has been projected from these estimates and should be adjusted according to actual numbers.

The number of security staff required to operate each unit is based on the number of fixed posts and floor assignments. Listed below is the number, location and hours of operation for the secure officer's station in each unit. These posts are presented in greater detail in the schematic drawings provided. In addition, floor officer's are included by location and hours of operation.

WOMEN'S UNIT

Unit Control	Adjacent Administration	24 hours
Corridor Control	Adjacent Administration	16 Hours
Housing Control (2)	Housing	24 Hours

MINIMUM UNIT

Unit Control	Adjacent Administration	24 Hours
Corridor Control	Adjacent Administration	16 Hours
Housing Control (3)	Housing	24 Hours

MEDIUM/MINIMUM

Unit Control	Adjacent Administration	24 Hours
Corridor Control	Adjacent Administration	16 Hours
Housing Control (5)	Housing	24 Hours

MAXIMUM/MEDIUM

Unit Control	Adjacent Administration	24 Hours
Corridor Control	Adjacent Administration	16 Hours
Housing Control (5)	Housing	24 Hours

CORE FACILITIES

Booking	Adjacent Vehicular Sallyport	24 Hours
Central Control	Administration	24 Hours

SECURITY STAFF

CORE FACILITIES

POSTS

	5 Days	7 Days			Total Staff*
	8 Hours	8 Hours	16 Hours	24 Hours	
1. Jail Administrator (No Relief Factor)	1				1.0
2. Shift Supervisor				1	4.8
3. Central Control				1	4.8
4. Medical Control			1		3.2
5. Floor Officers				1	4.8
6. Booking				2	9.6
7. Transportation	8				8.0
8. Support Facilities	2				2.0
TOTAL					38.2

*24 Hours = 4.8 Positions
 16 Hours = 3.2 Positions
 8 Hours = 1.6 Positions

SECURITY STAFF

312 BED MINIMUM SECURITY UNIT

POSTS

	5 Days	7 Days			Total Staff*
	8 Hours	8 Hours	16 Hours	24 Hours	
1. Unit Manager				1	4.8
2. Unit Control				1	4.8
3. Corridor Control			1		3.2
4. Housing Control				3	14.4
5. Floor Officer			2	1	11.2
6. Warehouse/Inmate Store	2				2.0
TOTAL					40.4

*24 Hours = 4.8 Positions
 16 Hours = 3.2 Positions
 8 Hours = 1.6 Positions

SECURITY STAFF

480 BED MEDIUM/MINIMUM UNIT

POSTS

	5 Days	7 Days			Total Staff*
	8 Hours	8 Hours	16 Hours	24 Hours	
1. Unit Manager				1	4.8
2. Unit Control				1	4.8
3. Corridor Control			1		3.2
4. Housing Control				5	24.0
5. Floor Officer			2	3	20.8
6. Warehouse/Inmate Store	2				2.0

TOTAL

59.6

*24 Hours = 4.8 Positions
 16 Hours = 3.2 Positions
 8 Hours = 1.6 Positions

SECURITY STAFF

480 BED MAXIMUM/MEDIUM UNIT

POSTS

	5 Days	7 Days			Total Staff*
	8 Hours	8 Hours	16 Hours	24 Hours	
1. Unit Manager				1	4.8
2. Unit Control				1	4.8
3. Corridor Control			1		3.2
4. Housing Control				5	24.0
5. Floor Officer			2	5	30.2
6. Warehouse/Inmate Store	2				2.0

TOTAL 69.0

*24 Hours = 4.8 Positions
 16 Hours = 3.2 Positions
 8 Hours = 1.6 Positions

ESTIMATE OF COSTS

The Justice Systems, Inc. prototype is under construction in both Florida and Georgia. The numbers used in the Estimate of Costs are based on the actual bid prices for these two projects. A listing of bidders and prices is provided. The bids are consistent in overall bid price as well as in the pricing of the individual components. Both of these facilities were bid in the past six months as 384 bed facilities with the traditional support spaces (kitchen, laundry, medical, booking, maintenance, etc.). Each was bid as 288 medium security beds and 96 maximum security beds. An alternate for maximum security was included in the Georgia bid and therefore we have documented prices for the different security requirements.

The actual bid prices were used to estimate the housing and direct support spaces for each unit. The housing and direct support spaces proposed for Alameda County follow these Georgia and Florida bids.

The Core Facilities were estimated based on the value of these spaces in our two bid projects for both construction and equipment. These support spaces are calculated on a square footage cost.

Site development cost estimates are based on the size of the developed portion of the property as well as the building configuration and access requirements.

These estimates were totaled and adjusted to recognize the construction cost differential between Georgia/Florida and California. This index is published annually by the Means Company in The Construction Cost Data Book for 1983. The index is 122.8%.

In the event design, funding or other administrative requirements delay the project 12 months, an escalation factor has been estimated at 9.5%. Published escalation factors include only 1983.

The design fees have been estimated at 6% of construction costs. This fee was set without the opportunity to discuss in detail with the County the services included. A thorough review of those services could adjust that estimate.

The project cost is approximately \$59,500,000. This figure can be reduced substantially by beginning construction quickly. The project schedule indicates that the contract documents can be completed by January, 1984. If construction began at that time, approximately 2.5 million in escalation fees alone could be saved.

ESTIMATE OF COSTS
SANTA RITA JAIL REPLACEMENT

Space Description	Average Sq. Ft. Price	Total
Housing		
Maximum/Medium Unit	59.05	8,900,000
Direct Support Space	38.27	918,400
Medium/Minimum Unit	53.41	8,050,000
Direct Support Space	38.27	918,400
Minimum Unit	52.32	4,731,000
Direct Support Space	38.27	708,400
Women's Unit	52.32	3,154,000
Direct Support Space	38.27	708,400
Central Core Facilities	55.74	9,579,850
Equipment (Central Plant, Laundry, Kitchen)		2,272,000
Site Development		1,863,000
	TOTAL	41,803,450
California Index @ 122.8%		51,334,636
12 Months Escalation @ 9.5%		4,876,790
Adjusted Total		56,211,426
Fees (6%)		3,372,685
	GRAND TOTAL	59,584,111
Construction Contingency (5%)		2,979,205

MARION COUNTY DETENTION CENTER

MARION COUNTY, FLORIDA

DECEMBER 9, 1982

BIDDER	BASE BID 384 BEDS	ALT 288 BEDS	EST. CALENDAR DAYS
1. Barton-Malow Co.	\$ 8,648,000	\$ 7,223,000	600
2. Tyler Construction	8,747,000	7,472,000	430
3. Romeo Guest, Assoc.	8,780,000	7,580,000	550
4. Hobbs Const. & Dev.	8,895,000	7,533,000	650
5. C.A. Oaks Construction	8,928,900	7,603,900	500
6. Omni Construction	8,945,000	7,745,000	600
7. Roger P. Kennedy	8,959,000	7,659,000	700
8. Ajax Construction	8,977,536	7,587,921	630
9. Ray Bell Const. Co.	9,009,000	7,744,000	700
10. Peter Brown, Inc.	9,030,000	7,505,000	540
11. Richard Walker Const.	9,099,501	7,699,501	600
12. Palmer-Smith Co.	9,125,000	7,775,000	640
13. Biltmore Const. Co.	9,174,000	7,911,000	540
14. Gulf Construction Intl.	9,187,000	7,762,000	590
15. Jones-Mahoney Corp.	9,275,000	7,765,000	550
16. T & B Scottdale	9,328,500	7,878,500	540
17. Brice Building Co.	9,414,000	8,114,000	425
18. Greenhut Construction	9,501,000	8,051,000	605
19. Graham Contracting Inc.	9,694,000	8,244,000	540
20. Somers Construction Co.	9,820,000	8,520,000	600
21. The Fortis Corporation	10,150,000	8,650,000	550
22. P&C Thompson Brothers	10,296,000	8,818,000	610
23. Bates & Associated	10,300,000	9,000,000	550

COBB COUNTY DETENTION CENTER

COBB COUNTY, GEORGIA

MARCH 17, 1983

BIDDER	BASE BID 384 BEDS	ALT.#1 ADD'1 96 MAX	ALT.#2 6400+ SHERIFF'S OFFICE
1. Noonan-Kellos	\$ 8,154,000	\$ 255,000	\$ 67,000
2. Ray Bell Const.	8,495,000	225,000	102,000
3. Romeo Guest Assoc.	8,499,000	300,000	105,000
4. T & B Scottdale	8,683,000	205,000	95,000
5. BWC, Inc.	8,720,000	260,000	85,000
6. Kroll, Inc.	8,790,000	283,915	111,410
7. Barton-Malow	8,797,000	220,000	100,000
8. Winter Company	8,833,000	247,036	101,562
9. Batson-Cook Co.	8,940,000	321,500	129,000
10. Alvin Lee Co., Inc.	8,997,000	320,000	80,000
11. Struck Const. Co.	9,977,000	315,000	142,000
12. Metric Constructors	10,274,000	430,000	114,000

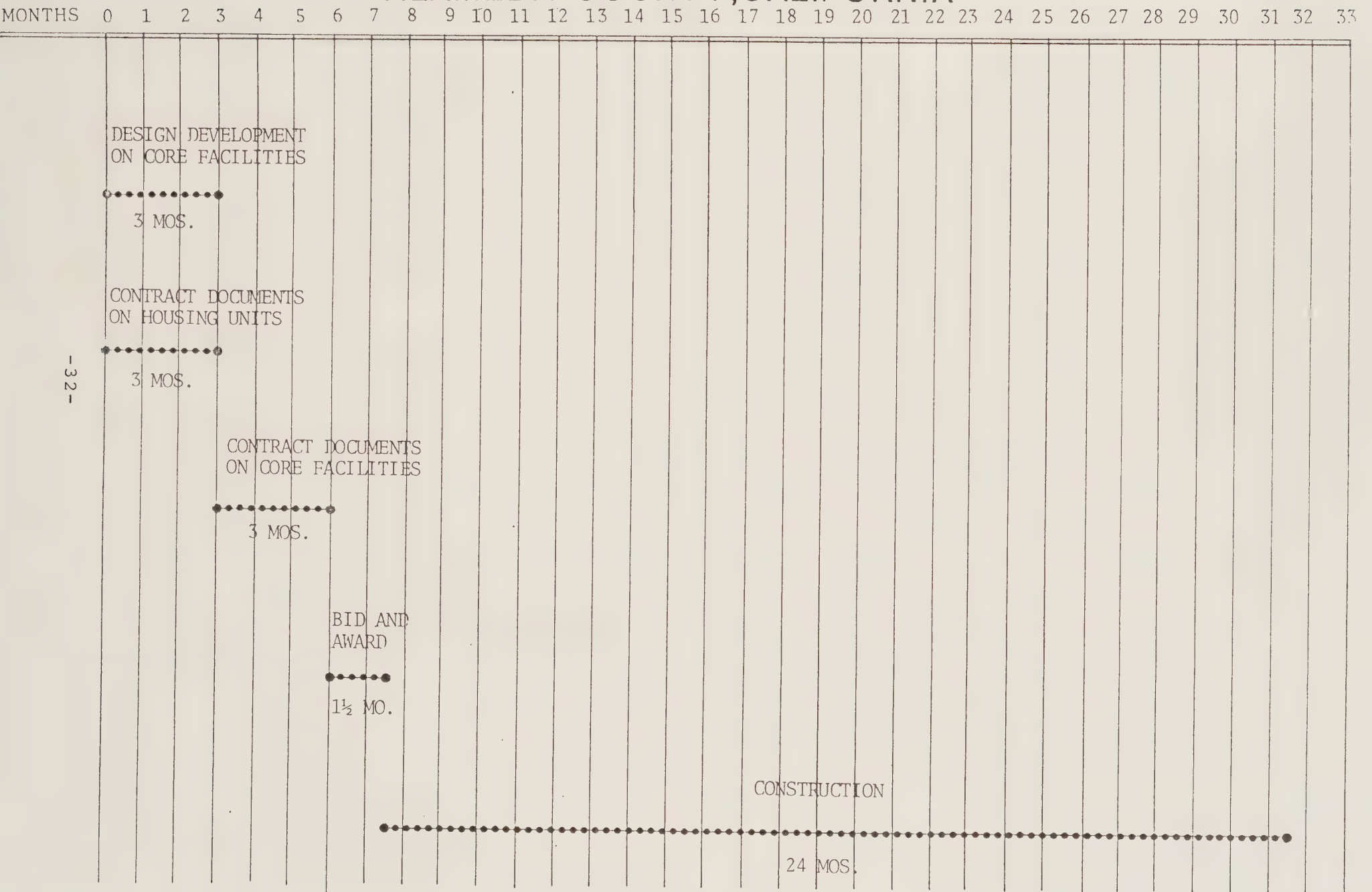
NOTE: Construction time was given by Cobb County at 600 Calendar Days.

PROJECT TIME SCHEDULE

The estimated schedule for completion of the Santa Rita Jail Replacement Facility is 31 months. All estimates are based on a start date of July 1, 1983 and assumes the following:

- 1) Adequate design drawings must be available for submittal to the State with the funding application in September, 1983. Justice Systems, Inc. can provide drawings on each unit and Design Development Drawings on the Core Facilities by September 1983. Drawings on the Core Facilities. The drawings will be in sufficient detail to accurately estimate construction costs and reviewed by all of the appropriate State Agencies.
- 2) Monies will be available for construction on or about January 1984. In January 1984, Justice Systems, Inc. will provide Alameda County with contract documents sufficient to bid the project.
- 3) Our estimated 24 month construction schedule is based on single bid, single phase construction. If construction and/or bidding can be phased, this schedule could be reduced by as much as four months. If construction monies are available prior to January 1984, the schedule could be further reduced by two months. These combined changes would result in a final overall project of 25.5 months.

PROJECT TIME SCHEDULE SANTA RITA JAIL REPLACEMENT FACILITY ALAMEDA COUNTY, CALIFORNIA



REFERENCES

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U.C. BERKELEY LIBRARIES



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